

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9307 Avionics Drive, Fort Wayne, Indiana 46809 (Fort Wayne Metals Research Products Corporation)**

**WHEREAS**, Petitioner has duly filed its petition dated January 15, 1997 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;**

and

**WHEREAS**, said project will create 31 full-time, permanent jobs for a total new, annual payroll of \$1,054,000, with the average new annual job salary being \$34,000 and retain 160 full-time and four part-time, permanent jobs for a total current annual payroll of \$6,157,000, with the average current, annual job salary being \$37,541; and

**WHEREAS**, the total estimated project cost is \$5,500,000; and

**WHEREAS**, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

**WHEREAS**, Fort Wayne Metals Research Products Corporation requested an application for economic revitalization area designation and discussed both the process and procedures with Department of Economic Development staff prior to the issuance of an improvement location permit and at that time said staff recommended that Fort Wayne Metals

1 Research Products Corporation not apply due to the Fort Wayne Redevelopment Commission  
2 creation of the Baer Field Economic Development Area which included the site of the proposed  
3 project; and,

4 **WHEREAS**, the issuance of an improvement location permit prior to submission of the  
5 completed economic revitalization area application constitutes an extenuating circumstance,

6 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**  
7 **THE CITY OF FORT WAYNE, INDIANA:**

8 **SECTION 1.** That, subject to the requirements of Section 6, below, the  
9 property hereinabove described is hereby designated and declared an "Economic Revitalization  
10 Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the  
11 Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on March  
12 1, 2000.

13  
14 **SECTION 2.** That, upon adoption of the Resolution:

15 (a) Said Resolution shall be filed with the Allen County Assessor;

16 (b) Said Resolution shall be referred to the Committee on Finance and shall also be  
17 referred to the Department of Economic Development requesting a recommendation  
18 from said department concerning the advisability of designating the above area an  
19 "Economic Revitalization Area";

20 (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and  
21 I.C. 5-3-1 of the adoption and substance of this resolution and setting this  
22 designation as an "Economic Revitalization Area" for public hearing;

23 (d) If this Resolution involves an area that has already been designated an allocation  
24 area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne  
25  
26  
27  
28  
29



1 Redevelopment Commission and said designation as an "Economic Revitalization  
2 Area" shall not be finally approved unless said Commission adopts a Resolution  
3 approving the petition.

4 **SECTION 3.** That, said designation of the hereinabove described property as an  
5 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real  
6 estate and personal property for new manufacturing equipment.

7 **SECTION 4.** That, the estimate of the number of individuals that will be employed or  
8 whose employment will be retained and the estimate of the annual salaries of those individuals  
9 and the estimate of the value of redevelopment or rehabilitation and the estimate of the value of  
10 new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are  
11 reasonable and are benefits that can be reasonably expected to result from the proposed  
12 described redevelopment or rehabilitation and from the installation of new manufacturing  
13 equipment.  
14

15 **SECTION 5.** That, the current year approximate tax rates for taxing units within the  
16 City would be:  
17

18 (a) If the proposed development does not occur, the approximate current year tax rates  
19 for this site would be \$8.7360/\$100.

20 (b) If the proposed development does occur and no deduction is granted, the  
21 approximate current year tax rate for the site would be \$8.7360/\$100 (the change  
22 would be negligible).  
23

24 (c) If the proposed development occurs and a deduction percentage of fifty percent  
25 (50%) is assumed, the approximate current year tax rate for the site would be  
26 \$8.7360/\$100 (the change would be negligible).  
27  
28  
29

1 (d) If the proposed new manufacturing equipment is not installed, the approximate  
2 current year tax rates for this site would be \$8.7360/\$100.

3 (e) If the proposed new manufacturing equipment is installed and no deduction is  
4 granted, the approximate current year tax rate for the site would be \$8.7360/\$100  
5 (the change would be negligible).

6 (f) If the proposed new manufacturing equipment is installed and a deduction  
7 percentage of eighty percent (80%) is assumed, the approximate current year tax  
8 rate for the site would be \$8.7360/\$100 (the change would be negligible).  
9

10 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and  
11 confirmed, or rescinded after public hearing and receipt by Common Council of the above  
12 described recommendations and resolution, if applicable.

13 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
14 deduction from the assessed value of the real property shall be for a period of six years, and  
15 the deduction from the assessed value of the new manufacturing equipment shall be for a  
16 period of five years.  
17

18 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can  
19 be reasonably expected to result from the project and are sufficient to justify the applicable  
20 deductions.  
21

22 **SECTION 9.** That, although an improvement location permit had been issued for said  
23 project, extenuating circumstances did exist and the real estate of Fort Wayne Metals Research  
24 Products Corporation should be duly considered for designation as an economic revitalization  
25 area.  
26  
27  
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**SECTION 10.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

~~Timothy McCauley, City Attorney~~

## **EXHIBIT A**

Property is located in the County of Allen, State of Indiana, and is described as follows:

Block 3, in Baer Field Industrial Park, Section I, as recorded in Plat Cabinet C, Page 134, and Document Number 960061294.



SCALE IN FEET

0 100 200

DATE: 20 JUN 96

REVISED: 21 OCT 96

NOTE:  
BLOCK NUMBERS INTENTIONALLY  
BEGIN WITH BLOCK 2.

## APPROVALS

SUBDIVISION CONTROL COMMITTEE

DATE: 8-26-96

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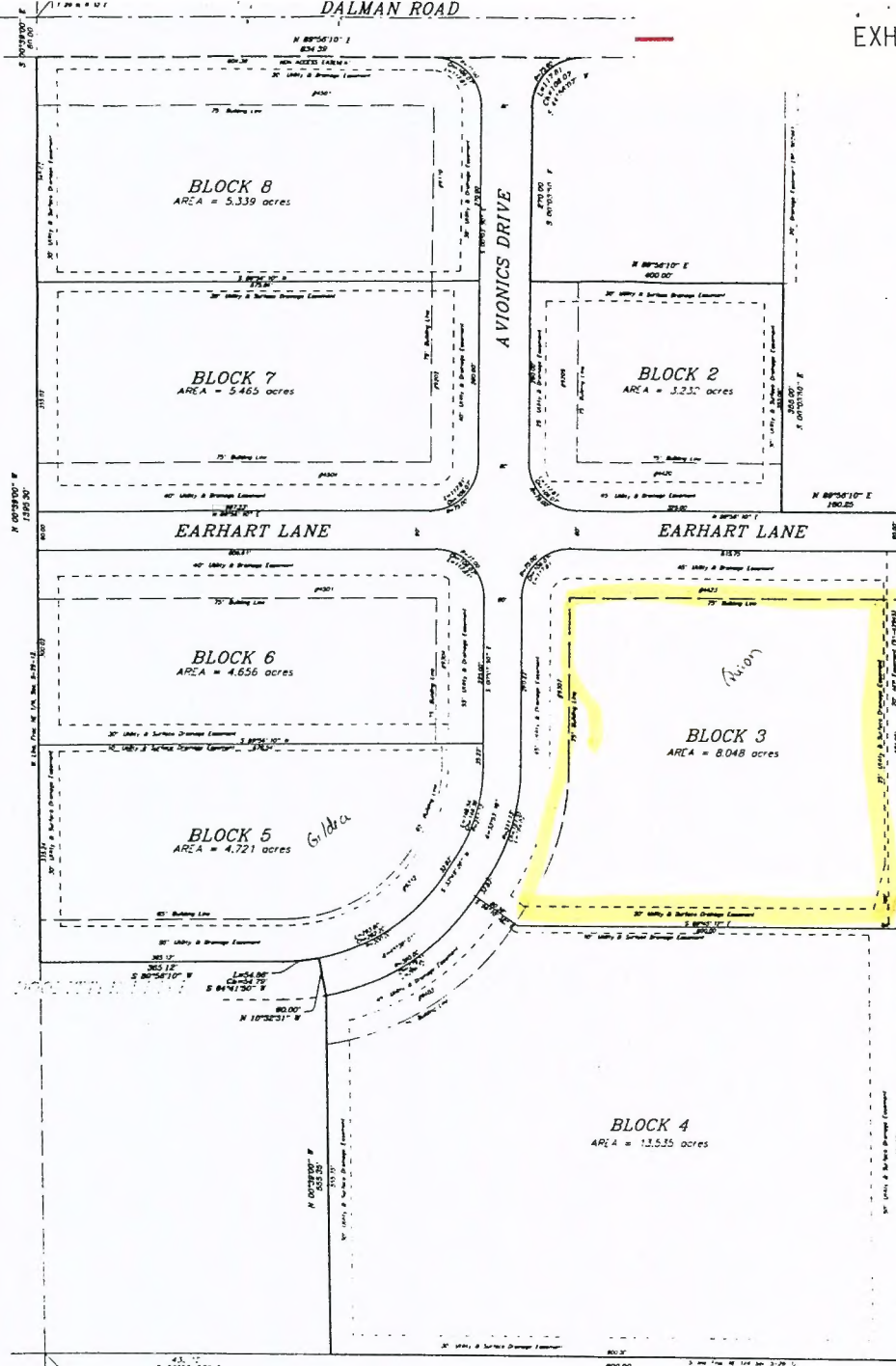
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SECONDARY PLAT OF  
BAER FIELD INDUSTRIAL PARK, SECTION I,  
AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA

DEVELOPER:  
HBC REALTY CORPORATION  
510 WEST WASHINGTON BLVD.  
FORT WAYNE, IN 46802

ENGINEER:  
Z. K. TAZIAN ASSOCIATES, INC.  
345 WEST WAYNE STREET  
FORT WAYNE, IN 46802

## CERTIFICATE OF SURVEY

I, the undersigned Land Surveyor, registered under the laws of the State of Indiana, have made a survey of the real estate described above and have established the lines and areas in the foregoing plat in accordance with the true and established boundaries thereof.

I hereby certify that the above plat and survey are correct.

Registered Land Surveyor

The undersigned owner, HBC REALTY CORPORATION, by virtue of deeds recorded in documents numbered 81-4506 and 89-20418, of the following real estate:

Part of the Fractional Northeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 5, thence South 00 degrees 39 minutes 00 seconds East (deed bearing and is used as the basis for the bearings in this description) on and along the West line of said Fractional Northeast Quarter, a distance of 40.0 feet to the point of intersection of said West line with the South right-of-way line of Dalman Road, having been established by deed recorded in Document number 85-13060 in the Office of the Recorder of Allen County, Indiana for the Indianapolis Road Relocation-AIP Project No. 3-18-0022-02; this point being the true point of beginning, thence North 89 degrees 56 minutes 10 seconds East, on land along said South right-of-way line, a distance of 834.39 feet, thence Southwesterly, on and along the arc of a regular curve to the left having a radius of 117.81 feet, being subtended by a long chord having a length of 186.07 feet and a bearing of South 44 degrees 36 minutes 07 seconds West to the point of tangency, thence South 00 degrees 03 minutes 50 seconds East, a distance of 270.00 feet, thence North 89 degrees 56 minutes 10 seconds East and parallel to said South right-of-way line, a distance of 400.00 feet, thence South 00 degrees 03 minutes 50 seconds East, a distance of 355.00 feet, thence North 89 degrees 56 minutes 10 seconds East and parallel to said South right-of-way line, a distance of 180.25 feet, thence South 00 degrees 32 minutes 14 seconds East, on and along a line partially defined by the East line of the West Half of the South Half of the South Half of said Fractional Northeast Quarter, a distance of 1313.6 feet to the Southeast corner of the West Half of the South Half of the South Half of said Fractional Northeast Quarter; thence North 89 degrees 56 minutes 07 seconds West, on and along the South line of said Fractional Northeast Quarter, a distance of 900.00 feet to a point situated 430.10 feet, South 89 degrees 29 minutes 07 seconds East from the Corner Quarter corner of said Section 5, thence North 00 degrees 39 minutes 00 seconds West and parallel to the West line of said Fractional Northeast Quarter, a distance of 555.35 feet; thence North 10 degrees 32 minutes 31 seconds West, a distance of 40.80 feet, thence Westerly, on and along the arc of a regular curve to the right, not shown to the last corner, having a radius of 300.00 feet, an arc distance of 54.84 feet, being subtended by a long chord having a length of 54.79 feet and a bearing of South 84 degrees 41 minutes 50 seconds West to the point of tangency; thence South 89 degrees 56 minutes 10 seconds West and tangent to said curve, a distance of 363.12 feet to a point on the West line of said Fractional Northeast Quarter, thence North 00 degrees 39 minutes 00 seconds West, on and along said West line, a distance of 1395.30 feet to the true point of beginning, containing 49.342 acres of land, subject to all easements of record.

does hereby subdivide and place the same into blocks, streets and easements as shown on the plat to be known as BAER FIELD INDUSTRIAL PARK, SECTION I, this 31st day of July, 1996, does hereby dedicate the streets shown to the public, use, and does hereby subject and reserve all of said land in said addition with the restrictions, covenants, limitations and easements referred to in the Declaration of Covenants, Conditions and Restrictions attached hereto and made a part hereof by reference.

Executed this 31st day of July, 1996.

HBC REALTY CORPORATION

By: [Signature]

Randall L. Horstman  
Assistant Secretary

STATE OF INDIANA

COUNTY OF ALLEN

Before me, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Randall L. Horstman, known to me to be the person and Assistant Secretary whose name is subscribed to the foregoing instrument, and acknowledged to me that the same is the act of the said HBC REALTY CORPORATION, and that he executed the same as the act of such HBC REALTY CORPORATION for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and official seal this 31st day of July, 1996.

My Commission Expires 12-18-97

[Signature]  
Notary Public, in and for Allen County, Indiana



## EXHIBIT B

### Owner's Certificate

The undersigned hereby certifies that he is a Member of QUOIN ENTERPRISES LLC ("Quoin"), the owner of the real estate described in Exhibit A to the foregoing Economic Revitalization Area Application and that Quoin consents to the filing of said Application by Fort Wayne Metals Research Products Corp.

Dated: January 15, 1997.

QUOIN ENTERPRISES LLC

By:

Scott Glaze  
Scott Glaze, Member



Read the first time in full and on motion by \_\_\_\_\_,  
and duly adopted, read the second time by title and referred to the \_\_\_\_\_,  
Committee on \_\_\_\_\_ (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne,, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_, E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford  
and duly adopted, placed on its passage. PASSED lost  
by the following vote:

|             | AYES | NAVS | ABSTAINED | ABSENT |
|-------------|------|------|-----------|--------|
| TOTAL VOTES | 8    |      |           | 1      |
| BENDER      | ✓    |      |           |        |
| CRAWFORD    | ✓    |      |           |        |
| EDMONDS     | ✓    |      |           |        |
| HALL        | ✓    |      |           |        |
| HAYHURST    | ✓    |      |           |        |
| HENRY       | ✓    |      |           |        |
| LUNSEY      |      |      |           | ✓      |
| RAVINE      | ✓    |      |           |        |
| SCHMIDT     | ✓    |      |           |        |

DATED: 1-28-97.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-05-97.  
on the 28th day of January, 1997

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 29th day of January, 1997,  
at the hour of 10:30 o'clock 4 M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31st day of January,  
1997, at the hour of 8:00 o'clock 9 A M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



**STATEMENT OF BENEFITS**

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF FT WAYNE

JAN 15 1996

FORM  
SB - 1**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

DEPT. OF ECON DEVL.

**SECTION 1 TAXPAYER INFORMATION**

|                                                                   |                                           |  |                                     |
|-------------------------------------------------------------------|-------------------------------------------|--|-------------------------------------|
| Name of taxpayer                                                  | FORT WAYNE METALS RESEARCH PRODUCTS CORP. |  |                                     |
| Address of taxpayer (street and number, city, state and ZIP code) |                                           |  |                                     |
| 9609 Indianapolis Road, Fort Wayne, Indiana 46899                 |                                           |  |                                     |
| Name of contact person                                            | Lawrence E. Shine                         |  | Telephone number<br>(219 ) 424-8000 |

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

|                                                                                                                                                                                                                                                                                                                                                        |                                                   |        |                   |                 |                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------|-------------------|-----------------|-------------------|--|
| Name of designating body                                                                                                                                                                                                                                                                                                                               | FORT WAYNE COMMON COUNCIL                         |        | Resolution number | R -             |                   |  |
| Location of property                                                                                                                                                                                                                                                                                                                                   | Block 3 in Baer Field Industrial Park, Section II | County | Allen             | Taxing district | Pleasant Township |  |
| Description of real property improvements and / or new manufacturing equipment<br>(use additional sheets if necessary)<br>Drawing Equipment: Breakdown, Intermediate, Fine<br>Ultraline, Rolled Flat, Drawn Flat, Respool, Stranding<br>Furnaces: Breakdown, Intermediate, Fine<br>52,800 square foot one-story steel and brick manufacturing facility |                                                   |        | ESTIMATED         |                 |                   |  |
|                                                                                                                                                                                                                                                                                                                                                        |                                                   |        | Start Date        |                 | Completion Date   |  |
|                                                                                                                                                                                                                                                                                                                                                        |                                                   |        | Real Estate       | 12/30/96        | 5/30/97           |  |
|                                                                                                                                                                                                                                                                                                                                                        |                                                   |        | New Mfg Equipment | 3/01/97         | 12/31/99          |  |

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

|                |             |                 |             |                   |             |
|----------------|-------------|-----------------|-------------|-------------------|-------------|
| Current number | Salaries    | Number retained | Salaries    | Number additional | Salaries    |
| 164            | \$6,157,000 | 164             | \$6,157,000 | 31                | \$1,054,000 |

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

|                                                                                       |                          |                |             |                |
|---------------------------------------------------------------------------------------|--------------------------|----------------|-------------|----------------|
| NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential. | Real Estate Improvements |                | Machinery   |                |
|                                                                                       | Cost                     | Assessed Value | Cost        | Assessed Value |
| Current values                                                                        | 0                        |                | 0           |                |
| Plus estimated values of proposed project                                             | \$2,500,000              |                | \$2,500,000 | \$225,000      |
| Less values of any property being replaced                                            | 0                        |                | 0           | 0              |
| Net estimated values upon completion of project                                       | \$2,500,000              |                | \$2,500,000 | \$225,000      |

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

|                                          |  |                                              |  |
|------------------------------------------|--|----------------------------------------------|--|
| Estimated solid waste converted (pounds) |  | Estimated hazardous waste converted (pounds) |  |
| Other benefits:                          |  |                                              |  |

**SECTION 6 TAXPAYER CERTIFICATION**

|                                                                       |                                           |                                               |
|-----------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------|
| I hereby certify that the representations in this statement are true. |                                           |                                               |
| Signature of authorized representative                                | FORT WAYNE METALS RESEARCH PRODUCTS CORP. | Title                                         |
| By: Scott Slaze                                                       | President                                 | Date signed (month, day, year)<br>12-23, 1996 |



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 4 calendar years \* (see below). The date this designation expires is March 1, 2000.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;
2. Installation of new manufacturing equipment;
3. Residentially distressed areas

☒ Yes ☐ No  
☒ Yes ☐ No  
☐ Yes ☒ No

C. The amount of deduction applicable for new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ N/A cost with an assessed value of \$ N/A.

E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

☒ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

*Thomas P. Long* Council President

Telephone number

(219) 427-1221

Date signed (month, day, year)

1-28-97

Attested by:

*Sandra E. Kennedy* City Clerk

Designated body

Common Council

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

## NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

| Year of Deduction | Five (5) Year Percentage | Ten (10) Year Percentage |
|-------------------|--------------------------|--------------------------|
| 1st               | 100%                     | 100%                     |
| 2nd               | 95%                      | 95%                      |
| 3rd               | 80%                      | 90%                      |
| 4th               | 65%                      | 85%                      |
| 5th               | 50%                      | 80%                      |
| 6th               |                          | 70%                      |
| 7th               |                          | 55%                      |
| 8th               |                          | 40%                      |
| 9th               |                          | 30%                      |
| 10th              |                          | 25%                      |

## REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

| Year of Deduction | Three (3) Year Deduction | Six (6) Year Deduction | Ten (10) Year Deduction |
|-------------------|--------------------------|------------------------|-------------------------|
| 1st               | 100%                     | 100%                   | 100%                    |
| 2nd               | 66%                      | 85%                    | 95%                     |
| 3rd               | 33%                      | 66%                    | 80%                     |
| 4th               |                          | 50%                    | 65%                     |
| 5th               |                          | 34%                    | 50%                     |
| 6th               |                          | 17%                    | 40%                     |
| 7th               |                          |                        | 30%                     |
| 8th               |                          |                        | 20%                     |
| 9th               |                          |                        | 10%                     |
| 10th              |                          |                        | 5%                      |



# CITY OF FT WAYNE

JAN 15 1996

|                                        |                                                 |                     |  |
|----------------------------------------|-------------------------------------------------|---------------------|--|
| FOR STAFF USE ONLY:                    |                                                 | DEPT. OF ECON DEVL. |  |
| Declaratory Passed _____, 19____       | _____ FT Jobs to be Created                     |                     |  |
| Confirmatory Passed _____, 19____      | _____ PT Jobs to be Created                     |                     |  |
| _____ FT Jobs Currently                | \$ _____ Avg Annual Salary of all New Jobs      |                     |  |
| _____ PT Jobs Currently                | _____ FT Jobs to be Retained                    |                     |  |
| \$ _____ Current Average Annual Salary | _____ PT Jobs to be Retained                    |                     |  |
|                                        | \$ _____ Avg Annual Salary of all Retained Jobs |                     |  |

## ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 70-0005-0002

(Check appropriate box[es] below)

- ☒ Real Estate Improvements . . . . . Total cost of improvements: \$3,000,000
- ☒ Personal Property (New Manufacturing Equipment) . . . . . Total cost of improvements: \$2,500,000

**TOTAL OF ABOVE IMPROVEMENTS: \$5,500,000**

### GENERAL INFORMATION

Taxpayer's name: **Fort Wayne Metals Research Products Corp.** Telephone: **(219) 747-4154**

Address listed on tax bill: **9609 Indianapolis Road, Fort Wayne, Indiana 46899**

Name of applicant's business: **Fort Wayne Metals Research Products Corp.**

Name of business to be designated, if applicable: **n/a**

DBA: **n/a**

Address of property to be designated: **Southeast Corner of Earhart Drive and Doolittle Drive, Fort Wayne, Indiana**

Contact person if other than above: Name: **Lawrence E. Shine** Telephone: **(219) 424-8000**

Address: **111 East Wayne Street, Suite 800, Fort Wayne, Indiana 46802**

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: **n/a**

Describe the product or services to be produced or offered at the project site? **The Applicant will produce stainless steel wire for distribution primarily to the health care industry.**

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property is located in an area of the City near the Fort Wayne International Airport which has been earmarked by the City for industrial development. However, to date, development has been sporadic which is due, in part, to limited utility support in the area which has hampered development.

### ***REAL ESTATE ABATEMENT***

Complete this section of the application only of requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property:

**There are no structures currently on the property.**

Describe the condition of the structure(s) listed above:      **n/a**

Describe improvements to be made to property to be designated:  
**square foot one-story manufacturing facility on the property.**

**The Applicant intends to construct a 52,800**

Projected construction start (month/year):    **December 1996**

Projected construction completion (month/year):    **May 1997**

Current land assessment:            **\$27,330**            Current improvement assessment: **(not yet assessed)**

Current real estate assessment:    **\$99,600**    Current property tax bill on site to be designated: **(not yet assessed)**

What is the anticipated first year tax savings attributable to this designation? **(not yet assessed)**

How will you use these tax savings?

**The tax savings will be used to provide funding for the operation of Applicant's business and to acquire additional assets for the Project.**

## **PERSONAL PROPERTY ABATEMENT**

Complete this section of the application only of requesting a deduction from assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

**Drawing Equipment:** Breakdown, Intermediate, Fine Ultraline, Rolled Flat, Drawn Flat, Respool, Stranding

**Furnaces:** Breakdown, Intermediate, Fine

☐ Yes      ☐ No      Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: 3/1/97 - 12/31/99      Equipment installation date: 3/1/97 - 12/31/99

Current personal property tax assessment: \$815,500

Annual personal property tax bill: \$67,070

What is the anticipated first year tax savings attributable to this designation? \$26,000

How will you use these tax savings? The tax savings will be used to provide funding for the operation of Applicant's business and to acquire additional assets for the Project.



**PUBLIC BENEFIT INFORMATION**

**EMPLOYEE INFORMATION FOR FACILITY TO BE DESIGNATED**

| ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED<br>FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION |                                  |                                      |                                       |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|---------------------------------------|
|                                                                                                                 | NO. OF<br>EMPLOYEES <sup>1</sup> | TOTAL ANNUAL<br>PAYROLL <sup>2</sup> | AVERAGE ANNUAL<br>SALARY <sup>3</sup> |
| CURRENT NUMBER FULL-TIME                                                                                        | 160                              | \$6,157,000.00                       | \$37,541.00                           |
| CURRENT NUMBER PART-TIME                                                                                        | 4                                |                                      |                                       |
| NUMBER RETAINED FULL-TIME                                                                                       | 160                              | \$6,157,000.00                       | \$37,541.00                           |
| NUMBER RETAINED PART-TIME                                                                                       | 4                                |                                      |                                       |
| NUMBER ADDITIONAL FULL-TIME                                                                                     | 31                               | \$1,054,000.00                       | \$34,000.00                           |
| NUMBER ADDITIONAL PART-TIME                                                                                     | 0                                |                                      |                                       |

Check the boxes below if the jobs to be created will provide the list benefits:

- |                                                  |                                                        |                                                          |
|--------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Pension Plan | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement   | <input checked="" type="checkbox"/> Life Insurance     | <input type="checkbox"/> Dental Insurance                |

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (Year and month)      **May 1997**

Types of jobs to be created as a result of this project?      **Production, engineering, sales, shipping, and supervisory**

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<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number," "Number retained," and "Number additional."

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient).  
**Should be marked as Exhibit A.**
2. Check for application fee made payable to the City of Fort Wayne.

| <u>Project Cost</u>    | <u>Fee</u> |
|------------------------|------------|
| \$0 to 250,000         | \$ 500     |
| \$250,001 to 1,000,000 | \$ 700     |
| \$1,000,001 and over   | \$1,000    |

3. Owner's Certificate (if applicant is not the owner of property to be designated).  
**Should be marked as Exhibit B if applicable.**

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development; AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

FORT WAYNE METALS RESEARCH  
PRODUCTS CORP.

Date: 12-23-96

By: Scott Glaze  
Scott Glaze, President



## MEMORANDUM

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TO: Common Council Members

FROM: Staci Walter  
Economic Development Specialist, Department of Economic Development

DATE: January 23, 1997

SUBJECT: Real and Personal Property Tax Abatement Application dated January 15, 1997 for Fort Wayne Metals Research Products Corporation  
Address: 9307 Avionics Drive, Fort Wayne, Indiana 46809

### Background

#### **Description of Product or Service Provided by Company:**

Fort Wayne Metals Research will manufacture stainless steel wire for distribution primarily to the healthcare industry.

#### **Description of Project:**

Fort Wayne Metals Research will construct a 52,800 square foot one-story manufacturing facility, as well as purchase equipment.

|                          |              |                                       |          |
|--------------------------|--------------|---------------------------------------|----------|
| Total Project Cost:      | \$ 5,500,000 | Number of Full Time Jobs Created:     | 31       |
| Councilmanic District:   | 4            | Number of Part Time Jobs Created:     | 0        |
| Existing Zoning of Site: | M-2          | Average Annual Wage of Jobs Created:  | \$34,000 |
|                          |              | Number of Full Time Jobs Retained:    | 160      |
|                          |              | Number of Part Time Jobs Retained:    | 4        |
|                          |              | Average Annual Wage of Jobs Retained: | \$37,541 |

#### **Project is Located Within a:**

|                           |                                                                     |                          |                                                                     |
|---------------------------|---------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------|
| Designated Downtown Area: | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Redevelopment Area:      | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Urban Enterprise Area:    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Platted Industrial Park: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

#### **Effect of Passage of Tax Abatement**

Creation of 31 new jobs with benefits.

#### **Effect of Non-Passage of Tax Abatement**

Loss of 31 new jobs.



### **Staff Recommendation**

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation will terminate on March 1, 2000.
3. The period of deduction for real property improvements should be limited to six years.
4. The period of deduction for personal property should be limited to five years.

Signed: Staci Walter  
Economic Development Specialist

Signed: Trisha Senan  
Sr. Economic Development Specialist

Comments:

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE \_\_\_\_\_ Declaratory Resolution \_\_\_\_\_

DEPARTMENT REQUESTING ORDINANCE \_\_\_\_\_ Department of Economic Development \_\_\_\_\_

SYNOPSIS OF ORDINANCE \_\_\_\_\_ Fort Wayne Metals Research Products Corporation is  
requesting the approval of an Economic Revitalization Area for both real and personal property  
improvements in the amount of \$5,500,000. In order to expand, Fort Wayne Metals Research  
will build a 52,800 square foot building and purchase equipment. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EFFECT OF PASSAGE \_\_\_\_\_ Creation of 31 new jobs with benefits. \_\_\_\_\_

EFFECT OF NON-PASSAGE \_\_\_\_\_ Loss of 31 new jobs. \_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_ No public expenditures  
required. \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_ John Crawford \_\_\_\_\_

BILL NO. R-97-01-10

*pls pass*

REPORT OF THE COMMITTEE ON FINANCE

JOHN N. CRAWFORD - DONALD J. SCHMIDT - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM  
WAS REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known  
as 9307 Avionics Drive, Fort Wayne, IN 46809 (Fort Wayne Metals  
Research Products Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

|                          |       |       |       |
|--------------------------|-------|-------|-------|
| <i>John N. Crawford</i>  | _____ | _____ | _____ |
| <i>Donald J. Schmidt</i> | _____ | _____ | _____ |
| <i>Robert J. Davis</i>   | _____ | _____ | _____ |
| <i>Martin A. Bynum</i>   | _____ | _____ | _____ |
| <i>Thomas H. Hefner</i>  | _____ | _____ | _____ |
| <i>D. Schmidt</i>        | _____ | _____ | _____ |
| _____                    | _____ | _____ | _____ |
| _____                    | _____ | _____ | _____ |
| _____                    | _____ | _____ | _____ |

DATED:

*1-28-97.*

Sandra E. Kennedy  
City Clerk